

EXISTING ZONES: T-1
PROPOSED ZONE: B-1
SITE AREA: ±28,415 SF (COMPUTED) OR ±0.65 AC

	<u>REQUIRED</u>	<u>PROVIDED</u>
MAX. BUILDING HT.	55 FT.	±78 FT.
MIN. YARD REQUIREMENTS:		
FRONT		
NORTH WASHINGTON STREET	14 FT. (FROM FACE OF CURB)	±20 FT. (FROM FACE OF CURB)
EAST COLUMBIA STREET	14 FT. (FROM FACE OF CURB)	±14 FT. (FROM FACE OF CURB)
SIDE		
ADJACENT TO 53-102-010, 011, 012	NONE	NONE
ADJACENT TO 53-102-007	20 FT.	±20 FT.
REAR	20 FT.	N/A

MAXIMUM ALLOWABLE BUILDING HEIGHT = 55' (PER B-1 ZONING DISTRICT)
 PROPOSED AVERAGE GRADE = ± 320.01
 MAXIMUM ALLOWABLE BUILDING HEIGHT FROM AVERAGE GRADE = ± 375.01
 PROPOSED ROOF ELEVATION = ± 398.00
 *SPECIAL EXCEPTION REQUESTED FOR BUILDING HEIGHT OF 78'

1. A WAIVER OF THE 100' DISTANCE FROM A COMMERCIAL ENTRANCE OR EXIT TO AN "R" DISTRICT [SECT. 48-938 (d)].
 - EXISTING ENTRANCE OFF OF EAST COLUMBIA STREET
2. A WAIVER OF THE REQUIRED BUFFER STRIP (TYPE E) BETWEEN ZONING DISTRICTS TO PROVIDE 5 SHADE TREES INSTEAD OF THE 8 REQUIRED SHADE TREES ALONG THE SOUTHERN PROPERTY LINE ADJACENT TO AN R-1A DISTRICT [SECT. 48-1183(2)e], ONE OF WHICH IS AN EXISTING TREE TO REMAIN.

1. A REZONING FOR THE EXISTING T-1 ZONE OF THE PROPERTY TO A B-1 ZONE IS REQUESTED FOR THE DEVELOPMENT OF AN OFFICE BUILDING AS A BY-RIGHT USE.
2. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THIS SITE.
3. THERE IS NO MAPPED RESOURCE PROTECTION AREA (RPA) ONSITE.
4. 40% GREEN ROOF IS PROPOSED FOR THE BUILDING TO MEET STORMWATER MANAGEMENT/BMP REQUIREMENTS. ADDITIONAL STORMWATER MANAGEMENT/BMP SYSTEMS WILL BE PROVIDED AS NECESSARY TO MEET THE SITE REQUIREMENTS.

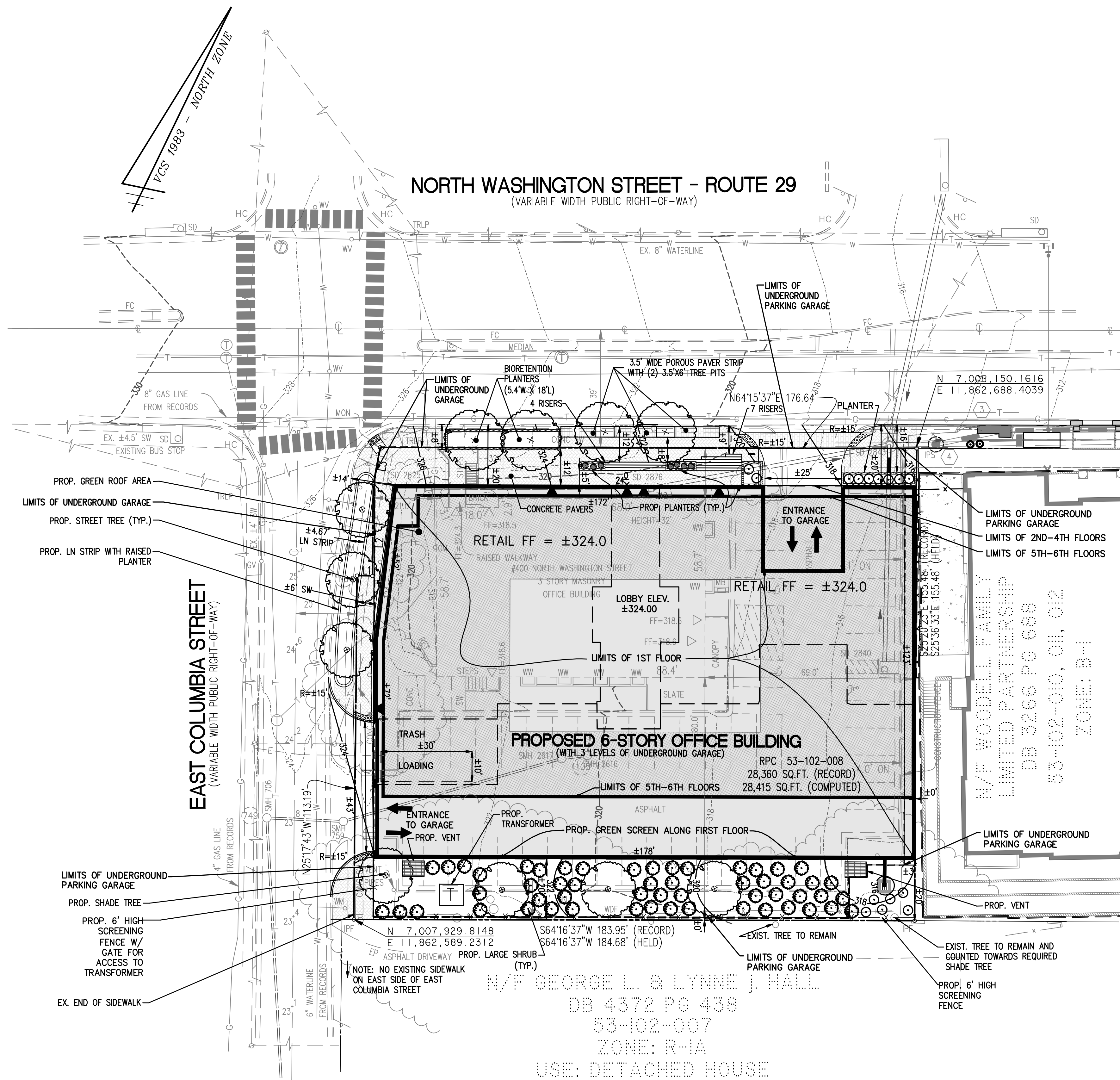
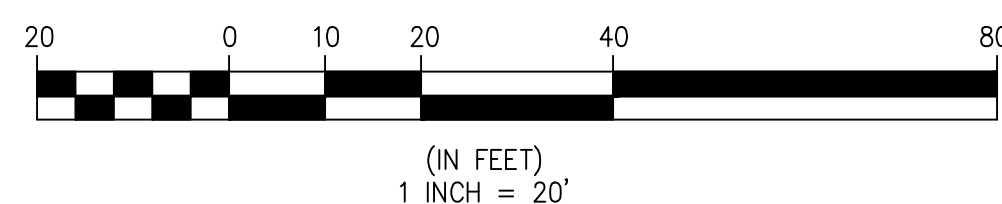
1. THE PROPOSED LANDSCAPING FOR THE ROOFTOP AND LANDSCAPE AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS, AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.
2. BUFFER TYPE E HAS BEEN CHOSEN AS THE REQUIRED BUFFER TYPE ADJACENT TO THE R-1A PROPERTY TO THE SOUTH, THEREFORE A MINIMUM 15' WIDE LANDSCAPE STRIP AND A 6' HIGH SCREENING ELEMENT WILL BE PROVIDED.

PROPOSED RETAIL GSF	=	8,238 SF
PROPOSED OFFICE GSF	=	102,879 SF
PROPOSED PARKING GSF	=	91,322 SF
TOTAL PROPOSED SQUARE FOOTAGE	=	202,439 SF

REQUIRED			
RETAIL	(1 PER 200 SF)	=	8,238/200 = ± 42 SPACES
OFFICE	(1 PER 300 SF)	=	102,879/300 = ± 343 SPACES
TOTAL REQUIRED PARKING		=	± 385 SPACES

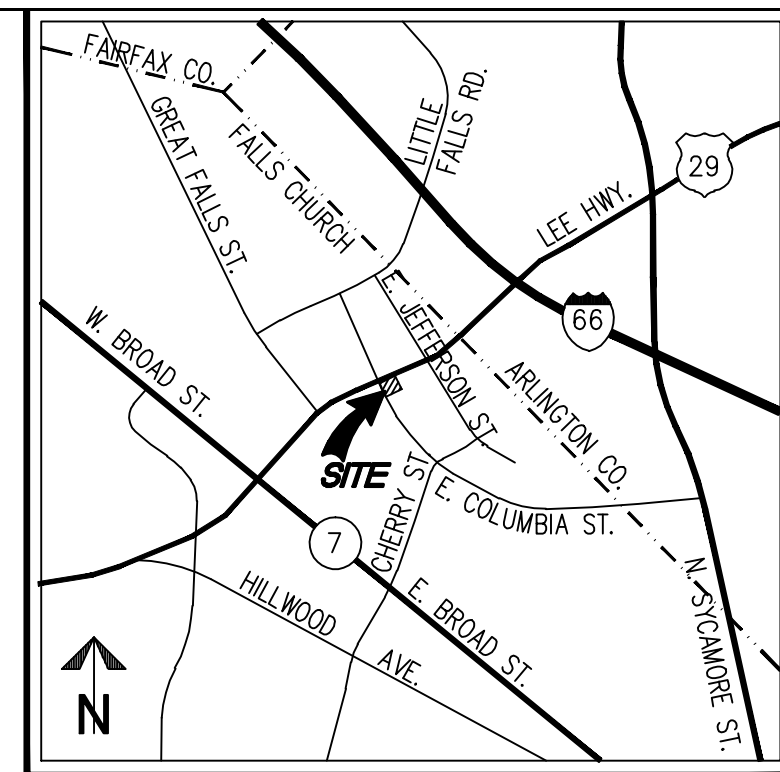
1ST FLOOR	± 18 SPACES
P-1	± 68 SPACES
P-2	± 74 SPACES3
P-3	± 74 SPACES3
<hr/>	
TOTAL PROVIDED	± 234 SPACES

1. ALL PARKING PROVIDED WITHIN BUILDING LIMITS. SEE ARCHITECTURAL PLANS FOR LOCATIONS, DIMENSIONS, ETC.
2. OFFICE PARKING RATE BASED ON BUSINESS, GENERAL, OR GOVERNMENTAL BUILDINGS; PARKING RATE FOR PROFESSIONAL SERVICES, PROFESSIONAL OFFICE BUILDINGS, OR MIXED-USE PROFESSIONAL USES COMPRISING 50% OR MORE OF TOTAL FLOOR AREA IS A RATE OF 1 PER 250 SF OF FLOOR AREA.



LINE TABLE

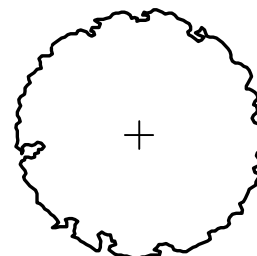
LINE	BEARING	LENGTH
L1	N64°42'17"E	5.06'
L2	N25°17'43"W	30.19'
L3	N15°19'43"W	12.29'



VICINITY MAP

SCALE: 1"=2000'

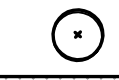
PROPOSED SHADE TREES



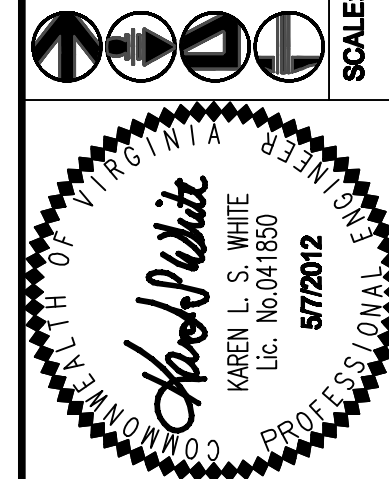
PROPOSED LARGE SHRUBS



PROPOSED SMALL SHRUBS



PROPOSED GREEN ROOF

[illegible]


CONCEPTUAL DEVELOPMENT PLAN

400 NORTH WASHINGTON STREET

CITY OF FALLS CHURCH, VIRGINIA

WALTER L. PHILLIPS

INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046


 201 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 FAX (703) 533-1301
 SCALE: 1"=20' DATE: 8/7/2012
 DRAWN: AOA CHECKED: KS
 WLPINC.COM